

# Property Details

CONTROL: Exclusive VALUE: \$1,299,000  
LOAN: \$935,000  
EQUITY: \$364,000

TITLE: Bed & Breakfast in the North Valley  
TYPE: Other  
WEBSITE URL: <https://www.lobalunabnb.com/>  
ADDRESS: 414 C De Baca Ln. NW, Albuquerque, New Mexico

GROSS SCHEDULED INCOME: \$110,000 Actual  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$25,000  
NOI: \$85,000  
DEBT SERVICE: \$50,000  
CASH FLOW: \$35,000  
CAP RATE: 6.54%

ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$935,000	\$5,000	6%	12/31/1969	Yes

MOTIVATION: Down sizing.

REMARKS: Long time B&B operation. Could also be a generational estate.

OWNER:

COUNSELOR: Michael Schlichte Phone: 5056818578  
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